

Key: 2896

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.800

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRISTOL JANET B S/O BRISTOL JANET B TR PO BOX 242 GREENBUSH, MA 02040				22-5-5-0				7 GRAVES AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRISTOL JANET B TR				02/02/2023	F	1	57651-348				
BRISTOL JANET B				10/21/2020	QS	540,000	53665-103				
CORNLYN KATHLEEN M TR				12/06/2017	F	1	49269-313				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-7	01/05/2018	2	ADDITIONS	32,400	07/19/2018	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,228	NS 1.00	100	1.00	100	1.00	528,000	3.50	100	1.00	R05 1.20	433,960

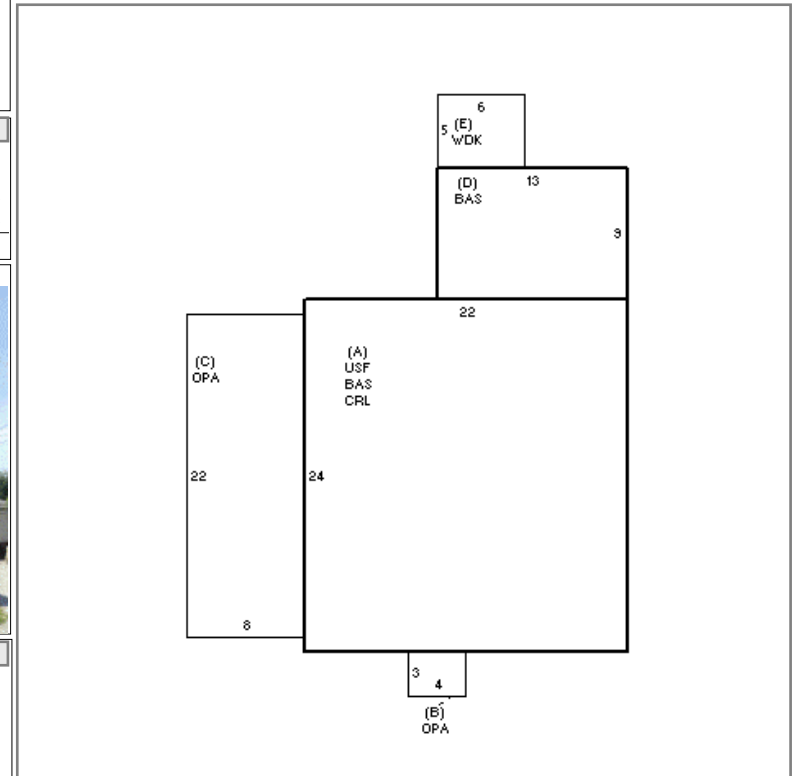
TOTAL	10,228 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	434,000	394,500
Inf1	FACTOR 100		BUILDING	228,500	203,500			
Inf2	PHY 100		DETACHED	4,700	4,500			
			OTHER	0	0			
			TOTAL	667,200	602,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30	GARAGE		396	39.56	4,700



BLDG COMMENTS	MLS
---------------	-----

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/27/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/29/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,173	DETAIL ADJ	1.188
\$NLA(RCN)	\$287	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,702	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	528		13.22	6,978
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	528	1930	270.46	142,805
ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	528	1930	245.96	129,866
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	188		51.50	9,682
FLOOR COVER	24	COMB	1.00	D	BAS	L	BASE AREA	117	2018	270.46	31,644
INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	30		38.40	1,152
HEATING/COOLING	5	ELECTRIC BB	0.99	F21	O	FPL 2S 1OP		1		8,239.00	8,239
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	336,068
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$228,500